

Unit 1A Elgin Industrial Estate
Dunfermline | Fife | KY12 7SN

Elgin Industrial Estate



To Let: Prominent Industrial Premises



108 sq m (1,164 sq ft)

Due to be refurbished

Established trade location

Potential for 100% rates relief

Location

Dunfermline has a residential population of 50,500 and is located 7 miles from the new Queensferry Crossing which leads to Edinburgh and the Scottish motorway network which includes the M8 and M9 leading to Glasgow and Stirling. Edinburgh Airport is also located 15 miles south of the estate with the new Queensferry Crossing allowing for quick access in under 25 minutes.

The Estate is situated just off Elgin Street which leads into Dunfermline town centre. Elgin Industrial Estate has become one of the most popular industrial estates in Dunfermline and accommodates many notable tenants such as MGM Timber, Howdens, Euro Car Parts, Müller UK & Ireland Group and City Electrical Factors Ltd.

Description

Unit 1A comprises an end terrace industrial unit which is shortly due to undergo a refurbishment.

The building is of steel frame construction with brick walls under a pitched clad roof. The property benefits from a roller shutter door, WC facilities, translucent roof panels and 3 phase electricity supply.

Elgin Industrial Estate





Elgin Industrial Estate

Recently Refurbished
Vibrant estate with a variety of occupiers
Available Immediately

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 108 sq m (1,164 sq ft).

Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised Unit 1B has a Rateable Value of £7,100 and therefore offers an occupier potential for 100% relief on rates payable via the Small Business Rates Relief Scheme. Interested parties are advised to make their own enquiries with the Local Assessor.

Terms

The property is available on a new Full Repairing & Insuring basis at a rent of £8,700 per annum (£725 per month) plus VAT for a term to be agreed. Further information on lease terms are available from the letting agents.

VAT

All rents will be subject to VAT.

EPC

Unit 1A currently has an EPC 'D' rating.

Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:

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